

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-23096 - PUBLIC HEARING - APPLICANT/OWNER: T-WHR, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 902 and 916 East Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

9

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcards
7. Submitted after final agenda – Revised plan for Items 145 and 146 and support postcards for Item 145
8. Backup referenced from the 08-23-07 Planning Commission Meeting Item 54

Motion made by RICKI Y. BARLOW to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-STEVE WOLFSON)

NOTE: Due to technical difficulties, an oral vote was taken, which carried unanimously with COUNCILMAN WOLFSON excused.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 145 and 146.

CITY COUNCIL MEETING OF: SEPTEMBER 19, 2007

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the developer and agreed with conditions. He stated that one resident indicated the property was not properly secured, but he was advised that it has been taken care of and demolition would commence within 60 days. MR. BORGEL presented a site plan depicting a series of developments along the East Fremont Street area that are owned by Tamarus, as the subject property will be the heart of these developments. There will be a residential tower, with commercial uses on the ground floor. In response to MAYOR GOODMAN'S query, MR. BORGEL informed him that the majority of the units will be for rent with a minimum number for purchase. He was not aware of the rental fee. He estimated an 18-month process and another 18 months to complete build out.

COUNCILMAN BARLOW stated it is an exciting project, although adjacent property owners expressed concern about the project relative to security and upkeep of the property. He desired security on site during the hours of 7:00 p.m. to 7:00 a.m. until the demolition is completed. MR. BORGEL concurred.

MAYOR GOODMAN asked MS. MURPHY for an overview of Tamarus, the developer. MS. MURPHY explained that Tamarus did not have complete control of the downtown properties. The Gold Spike will be sold. Along East Fremont Street, they own the retail establishments adjacent to and including the Beauty Bar. The principle, MR. ZABLADOVICH, lives in London and has real estate holdings in London, New York and other location. They are a world class real estate developer and intend to remain in Las Vegas for a long time.

COUNCILMAN BARLOW stated he previously lived in a 22-story Washington, D.C. tower similar to the proposed project. There was a grocery store on the first floor and was very convenient for the residents as well as the community. MS. MURPHY verified that security is already in place from 7:00 p.m. to 7:00 a.m. and a contract is being finalized pertaining to the demolition.

MARGO WHEELER, Director of Planning and Development, added that with Item 146 Conditions 5 and 24 would be deleted. In addition, Condition 3 was amended and an additional condition was placed on the application relative to security hours. MR. BORGEL concurred with the amendments and the added condition.

MAYOR GOODMAN declared the Public Hearing closed for Items 145 and 146.